

## **STAFF APPLICATION ANALYSIS REPORT**

**ZONING CASE #:** V25-014

**LANDOWNERS:** CTX Funding SPE, LLC

**APPLICANT:** The Revive Land Group c/o Mahaffey Pickens Tucker LLC

**PROPERTY ADDRESS:** 3215 and 0 Tig Knight Road

**MAP/PARCEL #:** C0470003 and C0470003A00

**PARCEL DESCRIPTION:** Residential / Vacant

**AREA:** 26.883 acres

**EXISTING ZONING:** A1 (Walton County)

**PROPOSED ZONING:** RM-4

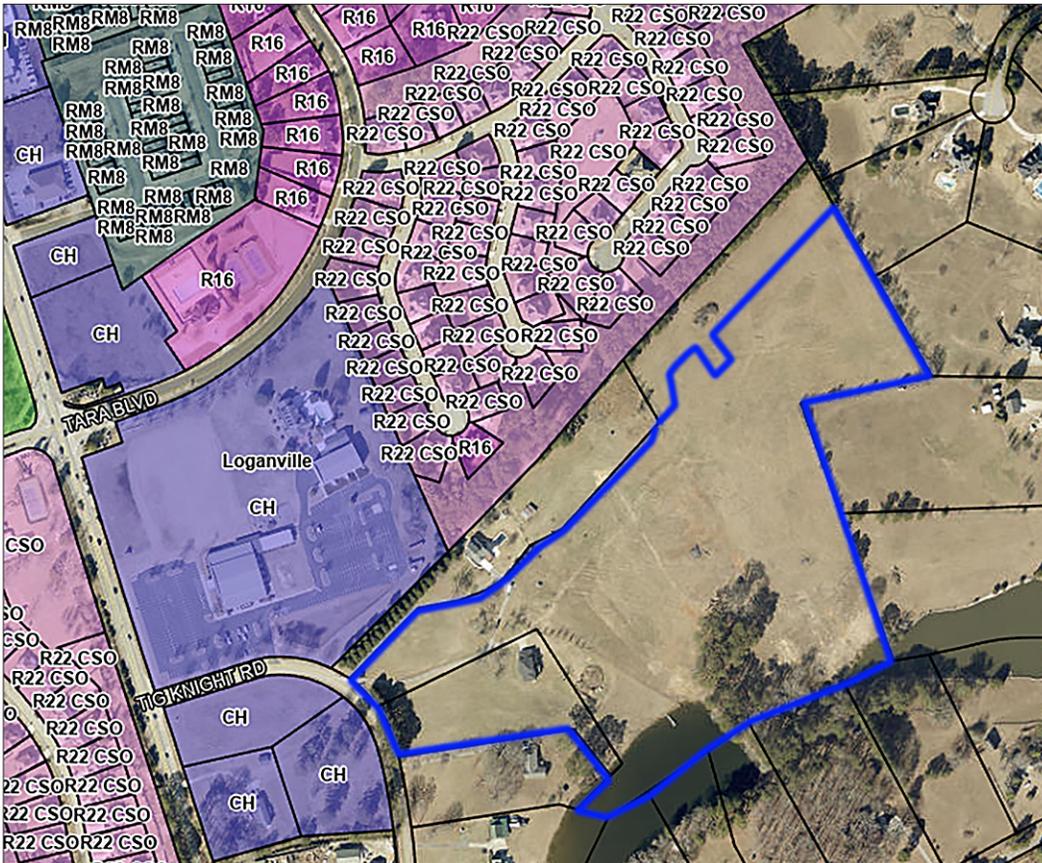
**FUTURE LAND USE MAP:** Suburban (Walton County)

**REASON FOR REQUEST:** Relief from Sec. 119-211(b)(2)(e), which states, "Garages are optional, but if constructed, rear or alley-loaded garages are required."

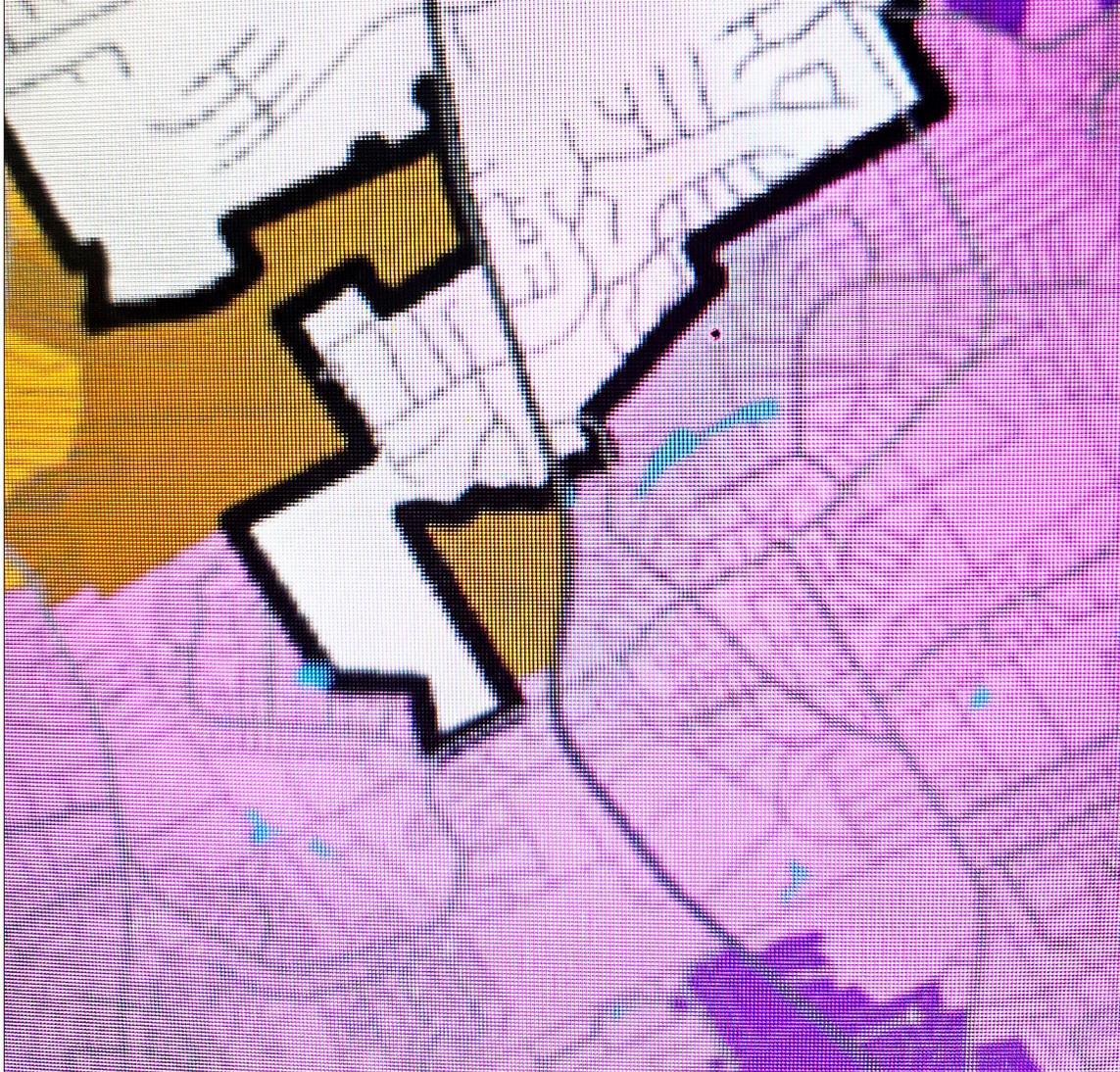
**PLANNING COMMISSION HEARING:** April 24, 2025 (tabled), May 22, 2025 (tabled), June 26

**CITY COUNCIL HEARING:** July 10, 2025

## Current Area Zoning - City and Walton County



## FUTURE LAND USE MAP



## Applicant's Request

The applicant is seeking relief from the City's RM-4 zoning which stipulates that if a RM-4 detached project is allowed and has garages, they must be rear or alley-loaded.

## Existing Conditions

There is a residence currently located at 3215 Tig Knight Road, Loganville, which was built in 1986 and encompasses 3,128 square feet of space. The rest of the land is vacant save for one pole barn.

There was a previous attempt to annex this land into the City in 2019 but the application was denied by the then Planning Director as it was not complete. The case never formally came before either the Planning Commission nor the City Council. The applicant went before the City's Public Utilities Committee to request the City provide sewer to the project but was denied in part because the property was not within the City's Service Delivery Strategy area. Due to changes in the standards for the R-22 zoning implemented by the City, the applicant sought instead to remain in the County and filed a rezone application in 2021 with the intent that the City would still provide the sewer. The case was tabled indefinitely by the Walton County Planning Commission and a lawsuit was filed against the City but was later withdrawn and never re-filed.

## Impact Analysis / Recommendation

**What extraordinary or exceptional conditions due to size, shape or topography are present on the property in question that support the request for relief?** None.

**What other conditions are unique to the property and adversely affect its reasonable use or usability as currently zoned?** None.

**How does the application of the requirements of the applicable ordinance to the property in question create an unnecessary hardship?** It does not.

**Would the requested relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the applicable ordinance?** The City made changes to the RM-4 zoning classification in the spring of 2024 which included the rear-loaded or alley-loaded garages. Granting this relief would not be detrimental to the public good.

**Recommended action:** The applicant failed to show any true hardship. *The staff recommendation is to deny this variance.*

**Impact Analysis / Recommendation**

**Planning Commission Recommended Conditions**

**City Council Conditions**